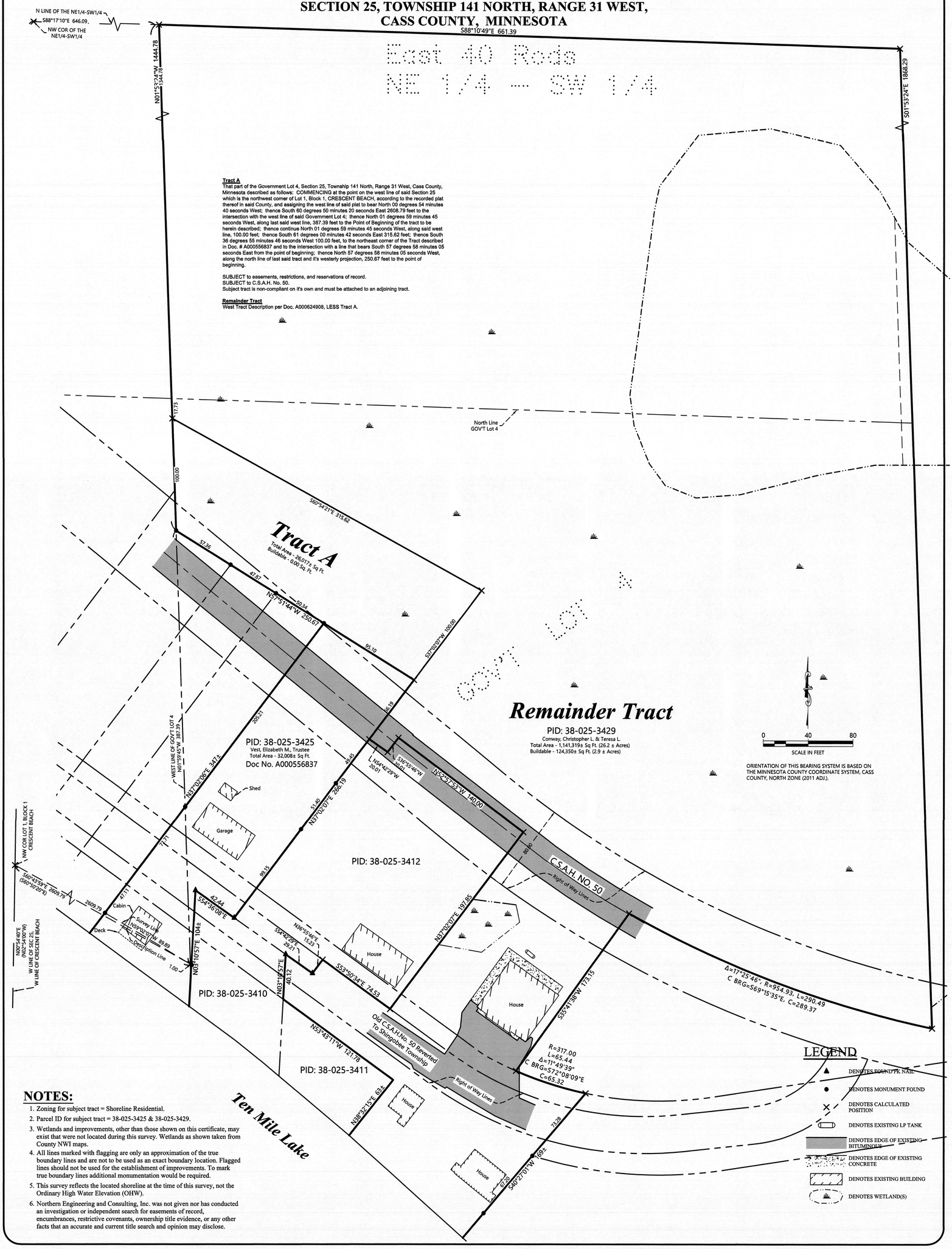
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4 AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 25, TOWNSHIP 141 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA



Tract A
That part of the Government Lot 4, Section 25, Township 141 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the point on the west line of said Section 25 which is the northwest corner of Lot 1, Block 1, CRESCENT BEACH, according to the recorded plat thereof in said County, and assigning the west line of said plat to bear North 00 degrees 54 minutes 40 seconds West; thence South 60 degrees 50 minutes 20 seconds East 2608.79 feet to the intersection with the west line of said Government Lot 4; thence North 01 degrees 59 minutes 45 seconds West, along said west line, 387.39 feet to the Point of Beginning of the tract to be herein described; thence continue North 01 degrees 59 minutes 45 seconds West, along said west line, 100.00 feet; thence South 61 degrees 00 minutes 42 seconds East 315.62 feet; thence South 36 degrees 55 minutes 46 seconds West 100.00 feet, to the northeast corner of the Tract described in Doc. # A000556837 and to the intersection with a line that bears South 57 degrees 58 minutes 05 seconds East from the point of beginning; thence North 57 degrees 58 minutes 05 seconds West, along the north line of last said tract and it's westerly projection, 250.67 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to C.S.A.H. No. 50.
Subject tract is non-compliant on it's own and must be attached to an adjoining tract.

Remainder Tract
West Tract Description per Doc. A000624908, LESS Tract A.

NOTES:

1. Zoning for subject tract = Shoreline Residential.
2. Parcel ID for subject tract = 38-025-3425 & 38-025-3429.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown taken from County NWI maps.
4. All lines marked with flagging are only an approximation of the true boundary lines and are not to be used as an exact boundary location. Flagged lines should not be used for the establishment of improvements. To mark true boundary lines additional monumentation would be required.
5. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHW).
6. Northern Engineering and Consulting, Inc. was not given nor has conducted an investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search and opinion may disclose.

SHEET NO. 1 OF 1

JOB NO. 23-234
DATE: 9-29-2023

CERTIFICATE OF SURVEY
Elizabeth Vest
307 E. Lewis Lane
Spencer, IN 47460

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296
web: www.neciusa.com

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

11/14/24
TERRY L. FREEMAN LIC. NO. 21367

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1.	11-14-2024	CONWAY PARCEL	L.A.H.